

SUBURBAN HOME BUILDERS HESITATE TO VIEW OF LABOR AND MATERIAL PRICES

Extensive Construction Awaits More Settled Conditions—Homeseekers Buy Sites and Put Off Building Until Costs Are Lower

Although Washington has removed all restrictions on building operations throughout the United States, it is not expected by suburban developers that there will be any particular rush to build. Some new ideas of a country home in its construction, layout and site are expected to enter largely into determining to what extent new homes will be built. There is a growing feeling that apartment house developers are fast coming to realize that the high rentals which they are now paying for dwelling accommodations in the city can be placed into suburban homes to advantage. The question is steadily taking on an economical aspect and one of the outgrowth of this is a new arrangement which developers are considering of erecting of homes for prospective commuters who are at present only in position to purchase land.

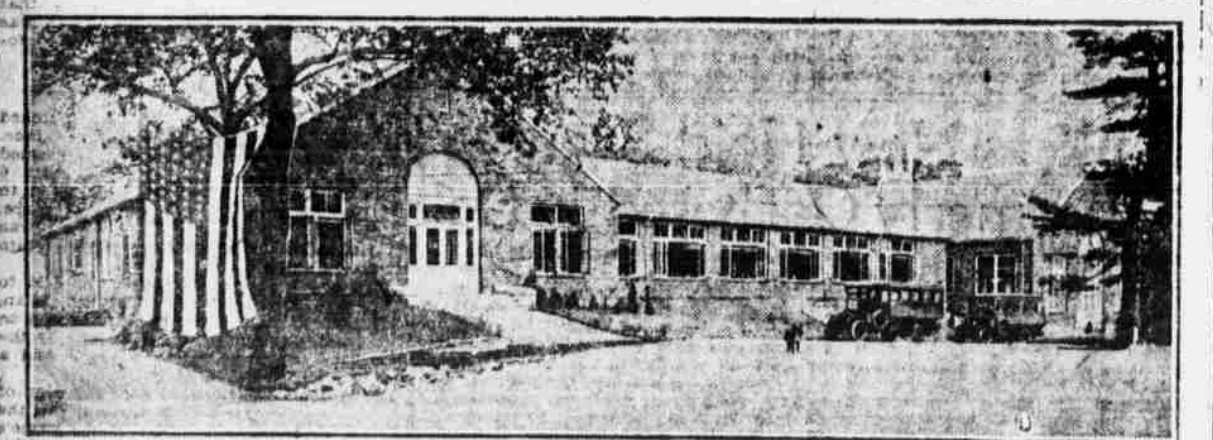
The war has brought about a great many economical questions and they have been solved. Sacrifices were not so hard to make when the cause was worthy. The people have become more or less used to these sacrifices, it will not be such a difficult matter to make those who have long been suburbanites to give up the country to the benefits to be derived. In fact the general cost of living has reached such figures that many housewives are considering the worth of what they get for their dollar and their dwelling accommodations have not been overlooked. He is apt to be more interested in the opportunity to raise some fresh vegetables in his own backyard in a country home which he is buying with the rental he has heretofore been paying only for the use of his flat.

Builders have recognized that the public, whose mind is now turning rapidly in various directions, has absorbed a great deal of the manner and method which the Government pursued in its war program. The introduction of the cost-plus basis, which was placed in vogue on many contracts, will be applied to country home buildings, not only because suburban developers want to do some of the things for their prospective settlers but because the latter have learned something about business which was not there before the war. They want to take a little of the risk which has been all the while in the commodities which are to go into their new homes; want to take a little of the risk which has been all the while in the commodities which are to go into their new homes; want to take a little of the risk which has been all the while in the commodities which are to go into their new homes.

The plan of building on this line was explained by William A. Lambert, architect and president of the Nutley Realty Company. He said that there are a great many persons who would like to build now but have no money to build homes in the present unsettled market for building materials. Many of them having recognized that real estate more especially in the suburbs, has not advanced in value materially, as compared with practically every other commodity, are seeking for themselves certain plots which will be put to use later. This movement developed the plan of building the country home on the cost-plus basis. The plan is to erect a house according to the wishes of the plot buyer; he is to pay the cost of the materials, labor and profit, plus 10 per cent of the whole cost, the 10 per cent being to defray the expense of architect's plans, supervision and a profit to the development company.

Present day plot buyers, Mr. Lambert said, stand in a position to profit by their early investments. Those who are holding off for building materials to come down so as to buy a completed house at a lower figure than the one quoted are doomed to be disappointed. Land values are sure to rise, and any

Eighty Lots Added to Site of Riverdale School Near Van Cortlandt Park



The Riverdale Country School has just added another large property to its holdings in the Riverdale section of the city. Eighty lots along Fieldston road, Riverdale lane and the Albany post road, the outer edge of the city, have been purchased by the school trustees from the Newton Land Association, which has owned them for some time. The acquisition is probably the last to be made by the school, because it completes the site the trustees had planned to secure when they set out four years ago to assemble the property. The holdings of the school are about half the area of Columbia University property in the Morningside section.

The combined property embraces a large plateau upon which there has been erected, within the past year, a new school building upon the unique one-story plan. This building overlooks all the surrounding country, but particularly Van Cortlandt valley to the east. The rest of the plateau is the school athletic field.

The property just acquired will not be developed at once, the plans being to erect eventually a number of buildings, including a large dormitory and cottages for married masters.

The school building itself, designed by McKim, Mead & White, is over a city block long and his small as dormitory. Joseph P. Day negotiated the sale. The Newton Land Association comprises George W. Simpson president and Edward J. Thompson secretary.

OFFICE TENANT MAY CLIMB.
Being It Elsewhere, So It Is Likely That It Will Be Tried Here.

Office building population may soon be asked to regulate in regard to order to conserve coal. A step in this direction is seen in the notice placed in a downtown building telling what office buildings in Pennsylvania are going to do to help the coal situation in this State. The notice reads:

The Pennsylvania Fuel Administration has issued regulations in regard to elevator service in office buildings. These regulations specify that the first stop up and the last stop down shall be the second floor (this means that tenants on the second floor must walk up or down). That elevator operators will not be allowed to carry passengers one floor in either direction; all passenger elevators to be shut down at 6 P. M. and started at 7:30 A. M.; all elevators to be shut down from 3 P. M. Saturday to 7 A. M. Monday.

"While the New York Fuel Administration has not put in force such a regulation and we sincerely trust they may not have to, it is nevertheless a fact

month a year ago. Thirty-three buildings were projected in Camden, N. J., estimated to cost \$2,613,445, against fifty-eight costing \$206,170 in 1917; at Harrison there were thirty buildings estimated costing \$127,474, against eleven buildings costing \$2,650 in 1917, and at Quincy last month there were 289 building permits issued valued at \$2,801,432, against thirty-nine permits of a value of \$102,531 in 1917. The greatest number of building permits issued was at Seattle, Wash., where the total was 1,231 of an estimated value of \$1,273,350.

VOICE FROM GOLDEN WEST.
California Holding Realty Here Sees Great Prospects.

To the Editor of The Sun:—I read your article of October 26 with great interest, as I am owner of a large block of vacant Riverside Drive lots, which has been absolutely unsalable since about 1913, when the last reasonable offer was made. Realty was then at a low ebb, and the prospects for the future were dim. Much of the 1907-08 panic, with every prospect of a good market, when the possibility of war with Mexico (1912-13), the outbreak of the world's war in 1914, and finally our participation in it (April, 1917), changed the bright outlook into such absolute stagnation that a further severe decline set in, while oddly enough everything else doubled and quadrupled in price.

I was told this decline amounted in New York, in cases of forced sales, to losses of 50 to 75 per cent, from prices current in 1912.

Here on the Pacific coast the same conditions prevailed and many properties, under stress, at one time, were sold at a loss. Much of this was justly ascribed to severe money shortage because we were forced to sell at a loss, from whence but little profit could be made. Meanwhile all life necessities rose inordinately in price.

The money shortage explanation can hardly hold good to New York, to the west coast, where the money market is not so tight, and where the price of real estate has not fallen so far. The price of real estate has not fallen so far. The price of real estate has not fallen so far.

BUILDING LEAST DURING OCTOBER
Comparison With 1918 Figures Shows Striking Effect of Government Ban.

How effectively the Government eliminated private construction work, once it had been decided that such a step was necessary to win the war, is indicated in the report of building permits issued and their value, as compiled by the American Contractor for the month of October. The recent ban on building work, which took effect on September 1, 1918, was fully operative during only one month, October. During this month the total value of building permits issued for private construction work in 142 cities throughout the United States was less than for any month during the past six years and amounted to \$4,278,711, as compared with \$43,244,788 in October, 1917, a decrease of 90 per cent. The nearest approach to the low watermark just established was in January, 1915, when the returns from 110 cities showed a total only \$400,000 greater than the October figure.

In the Borough of Manhattan there were but ten permits issued during October for buildings estimated to cost \$78,500, which compares with eighteen a year ago totaling \$353,500. In Brooklyn, where the number of permits issued for buildings is less, 691 against 914, but the cost is greater, \$2,634,216, compared with \$1,412,617 in October, 1917. Similarly, in Queens, where permits were issued at a value of \$207,495, against 209 of a value of \$387,784 in 1917.

Camden, N. J., Hamilton, Ohio, and Quincy, Mass., showed striking increases in October, compared with the same

INVESTING IN BROOKLYN.
Many Sales of Small Homes Reported From That Borough.

The Bulkley & Horton Company has sold \$64,866, \$70,872, \$74,474 and \$78,474, four small homes at South Eighth street, seven three story and basement frame dwellings for the estate of Mrs. J. H. Horton, deceased.

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Duplex Housekeeping
Apartments
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\$3,200

WESTCHESTER REAL ESTATE.
Every purchase of real estate should involve the probability of future money profit in addition to the other advantages sought. Wherefore, the prospective home owner should study the market and buy when values are as low as they are likely to be.

REAL ESTATE VALUES TOUCHED
Bottom months ago, when labor shortage, high costs of materials, restrictions and wartime conditions were expected to be reflected in the newer types of suburban homes. The public, it is expected, will demand more compact houses, with less room and so constructed that every inch of space is put to some purpose. The big attics and gables, erected

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Beacon Homestead in Ardsley Park Bought by New Yorker for Summer Home

The Beacon homestead in Ardsley Park, Ardsley, has been bought by Julius Bium of this city. The house was held for sale at \$65,000. The Robert E. Farley Organization made the deal.



The same organization reports the sale of the Holloway estate in Prospect Park, White Plains. L. V. E. Rich and Lattimer C. Vaughn of Bronxville are the purchasers, and the residence of George Winn on Woodland place to George Ashforth, brother of Albert Ashforth, New York realty broker.

AIMS OF PROTECTIVE LEAGUE.
C. H. Kelley Explains Organization Will Force Relief for Taxpayers.

The aims of the Taxpayers and Tenants Protective League, which was organized recently, were explained yesterday in a statement issued by Clarence H. Kelley of the Title Guarantee and Trust Company, who is treasurer of the league. Mr. Kelley said:

"The Taxpayers and Tenants Protective League is a voluntary association to get behind the work of the committee on taxation of the Advisory Council of Real Estate Interests, of which Albert G. Milbank is chairman. That committee, with the aid of experts and with the report of the committee appointed by the National Tax Association to prepare a plan of a model system of State and local taxation before it, is working out a program for an improved tax law which it is hoped will appreciably reduce the proportion of the total tax levy paid by real estate and devise other sources of revenue to take the place of that proportion of the burden which is taken off real estate. It is hoped that its programme will be accepted by the Legislature."

MANY ARE RENTING DWELLINGS.
The Darom Company has leased the three story house at 26 Grove street for Charles E. Manierre to Bertha Remington for two years, the three story house at 47 Barrow street for Evelyn Hollander to Ruth Murchison, the three story house at 9 Barrow street for James D. McClelland to Mrs. Nellie Foote, and the four story building at 8 Christopher street for John S. Kelly to William J. Kennedy.

RENTS MOUNT KISCO ESTATE.
Julia Beverley Higgins has leased for Augustus Van Cortlandt Guard Hill Farm at Mount Kisco, N. Y., consisting of 355 acres of land, dwelling house, stable and garage, superintendent's house, three farm cottages and outbuildings, for ten years, to Miss Moya Newell, whose estate adjoins Guard Hill.

BUYS AT ROCHELLE HEIGHTS.
Louis V. Enninger has sold his Colonial house at Rochelle Heights to Kenneth B. Millett of White Plains.

REAL ESTATE WANTED.
Shaw & Co. have rented for the Nassau Hotel at 100 West 19th street.

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